



City of Tigard

Rating Agency Presentation



January 7, 2011

Presenters

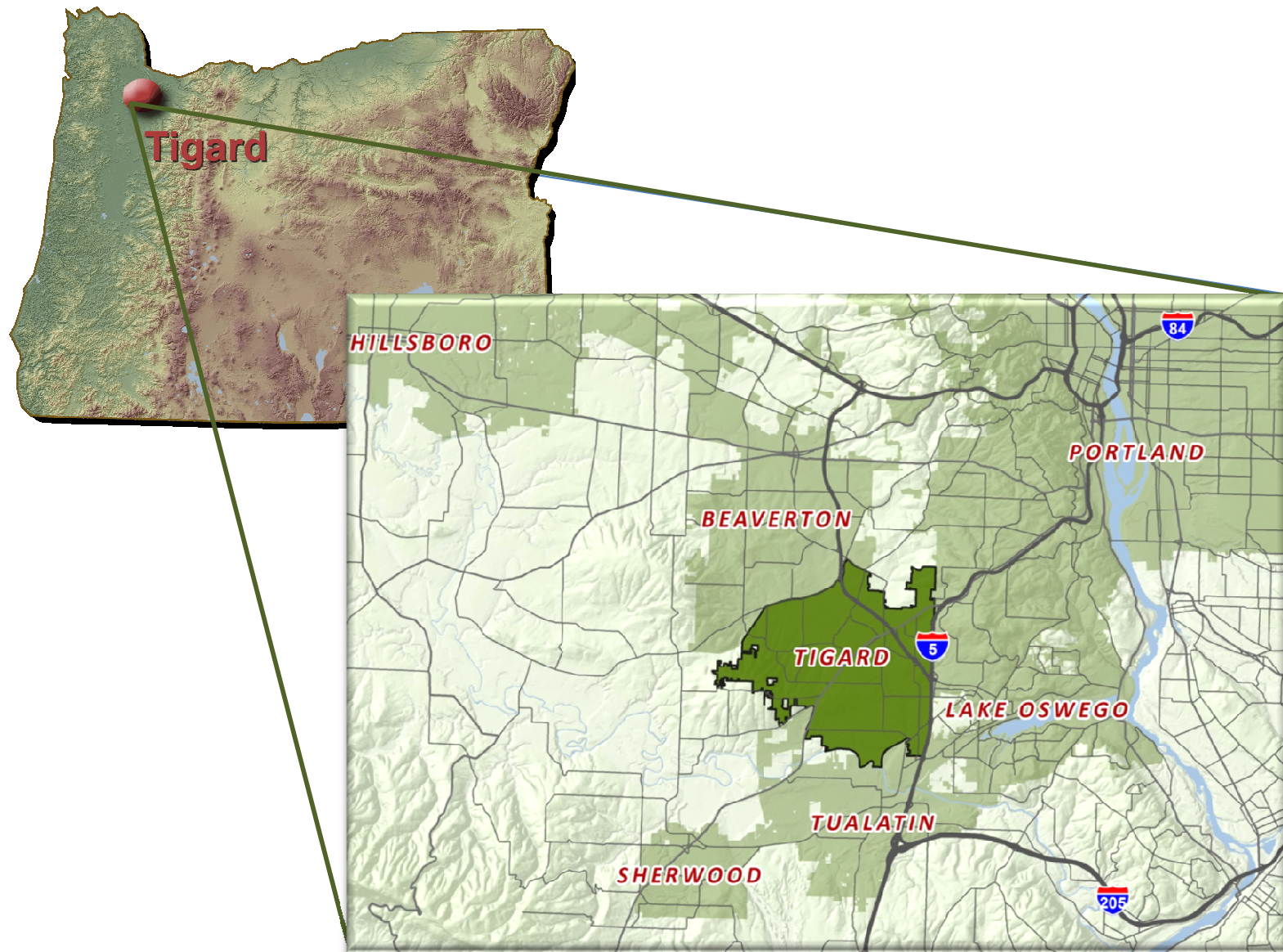
- Toby LaFrance
Finance and Information Services Director
- Debbie Smith-Wagar
Assistant Finance Director
- Pat Clancy
Financial Advisor, WFG

Presentation Overview

- Overview of City
- Park System and Projects
- City Finances
- Economics and Demographics
- Water System CIP
- The Bonds

Description of City

- Incorporated in 1961
- Encompasses almost 12 square miles
- Estimated population of 47,460
- Located in Washington County
- Fifteen minutes from downtown Portland
- Located along I-5, Highway 217 and Pacific Highway
- Neighboring cities: Beaverton, Lake Oswego, Tualatin and Portland



Tigard Park System Master Plan

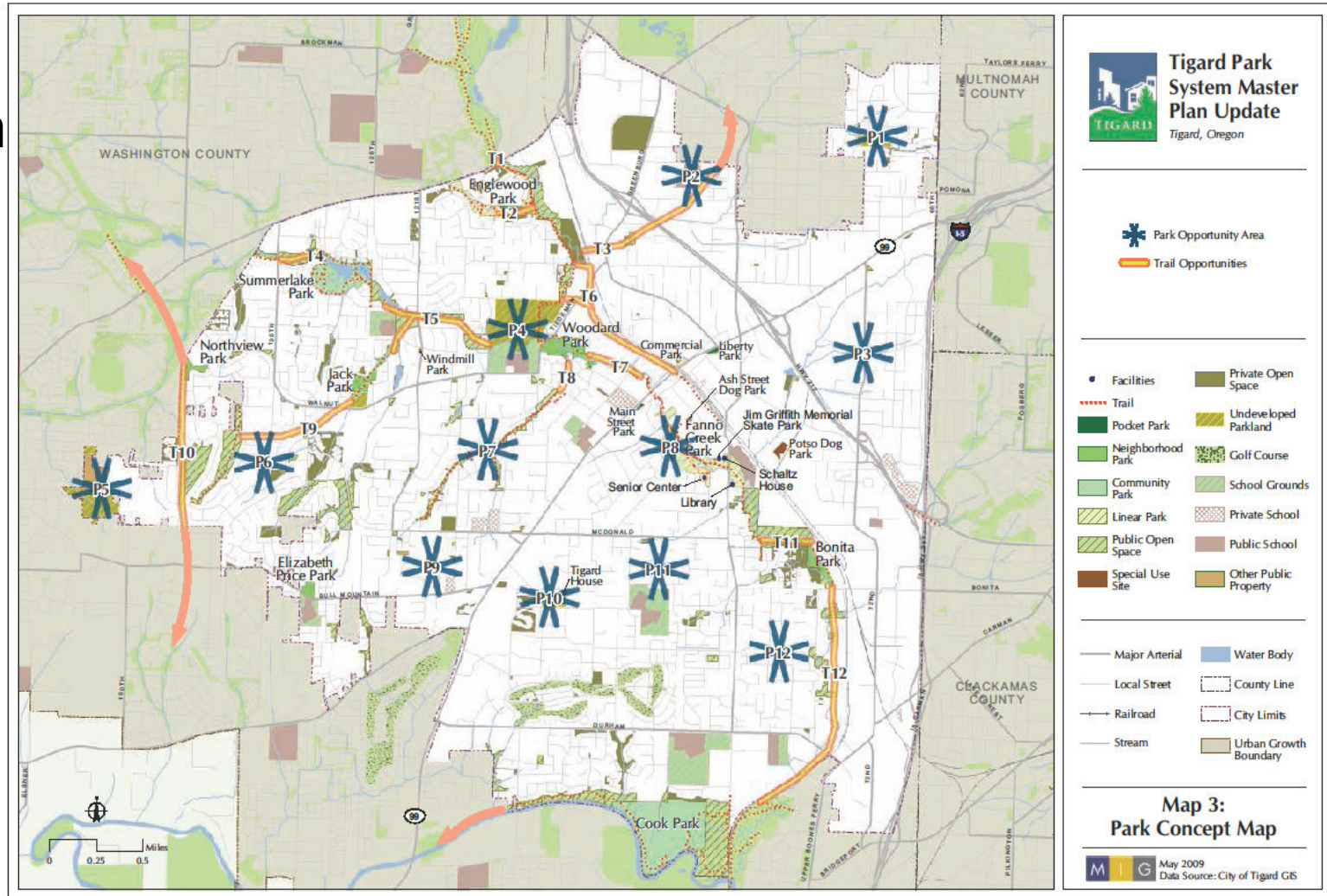
- The Tigard Park System Master Plan Update (TPSMP):
 - Inventoried existing facilities
 - Underwent a year-long public involvement process
 - Summarized a needs analysis for Tigard Parks
 - Developed a planning and implementation framework

- The TPSMP was adopted July 2009

Tigard Park System Master Plan

- Identifies \$80 million dollars in capital improvement projects
- Over \$20 million priority one projects listed
- Projects include park land acquisitions and development
- Open space land acquisitions were identified as opportunistic acquisitions

Tigard Park System Master Plan



Projects to be Funded with 2011A Bonds

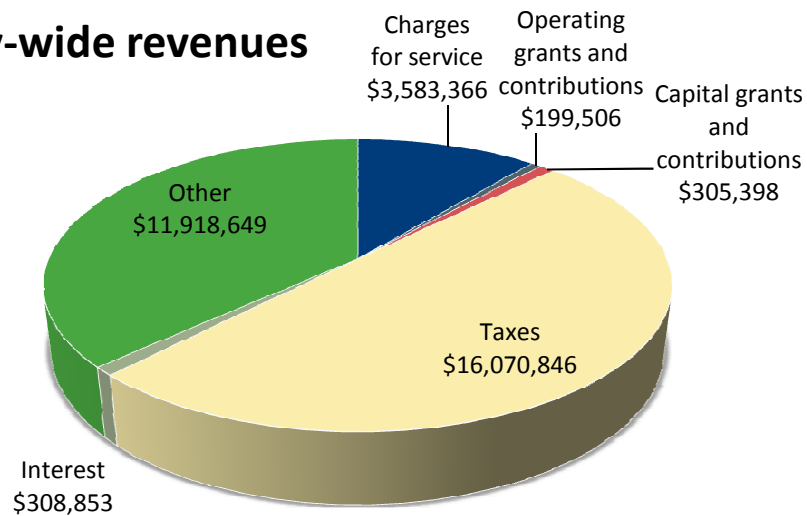
- \$17 million of general obligation bonds authorized at the November 2010 election
- At least 80 percent toward land acquisition for open spaces, parks or trail corridors
- Up to 20 percent toward improvements and development of park land
- Up to \$1.7 million may be spent for a downtown area park
- \$2.5 million in Parks SDCs expected to be contributed to these projects

Projects to be Funded with 2011A Bonds

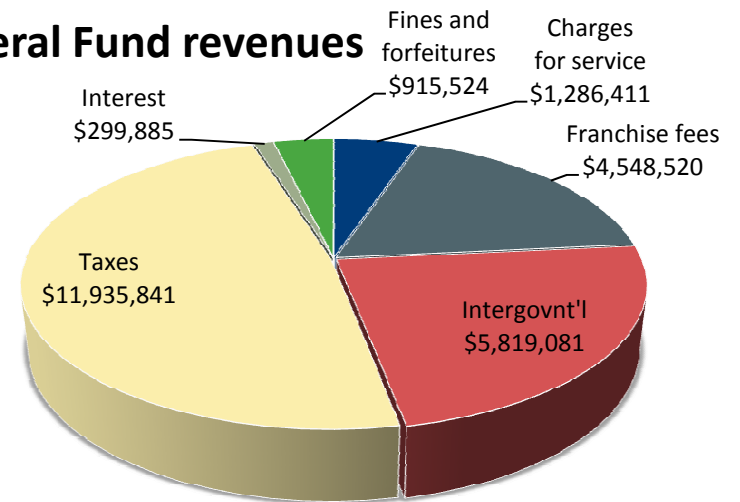
- City has agreements in place to purchase community parks:
 - \$5.0 mil 43-acre site, including \$3.0 mil intergovernmental
 - \$1.4 mil five-acre site for needed development adjacent to 43-acre site
 - \$5.0 mil 20-acre site
 - \$0.6 mil Dog Park
- Over the next year, Park and Recreation Advisory Board to identify and recommend additional properties to purchase and develop

City Finances – FY 2010

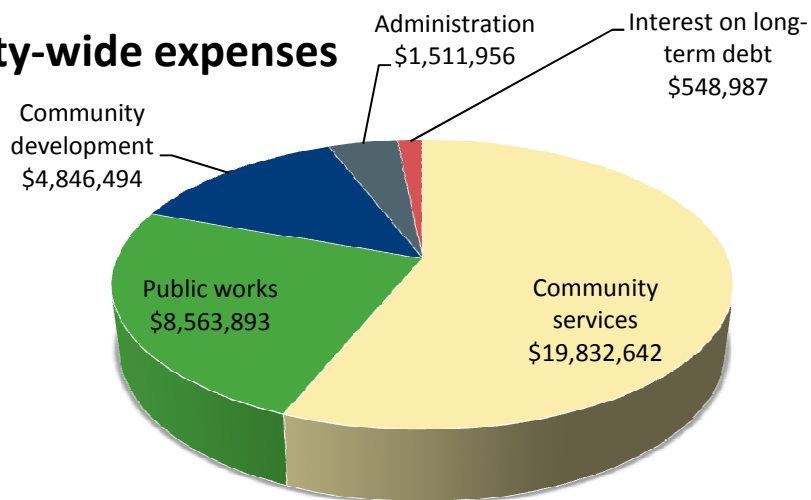
City-wide revenues



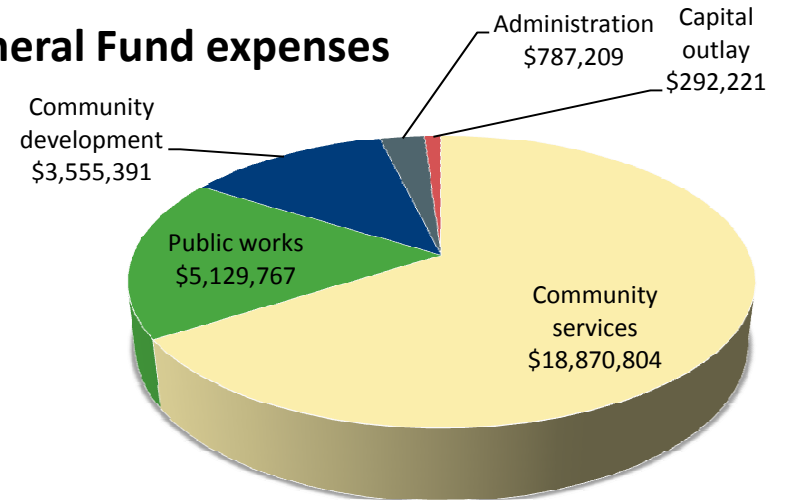
General Fund revenues



City-wide expenses



General Fund expenses



City Finances

- General Fund ending balance as of June 30, 2010 was \$7.3 million (26 percent of expenditures)
- GF ending balance for June 30, 2011 is projected at \$7.7 million
This includes about \$1 million of one- time resources
- GF ending balance policy:
 - unallocated fund balance of at least 2 months of operating expenses, and
 - adequate fund balance to provide sufficient cashflow from July 1 until property taxes are received in November

City Finances (con't)

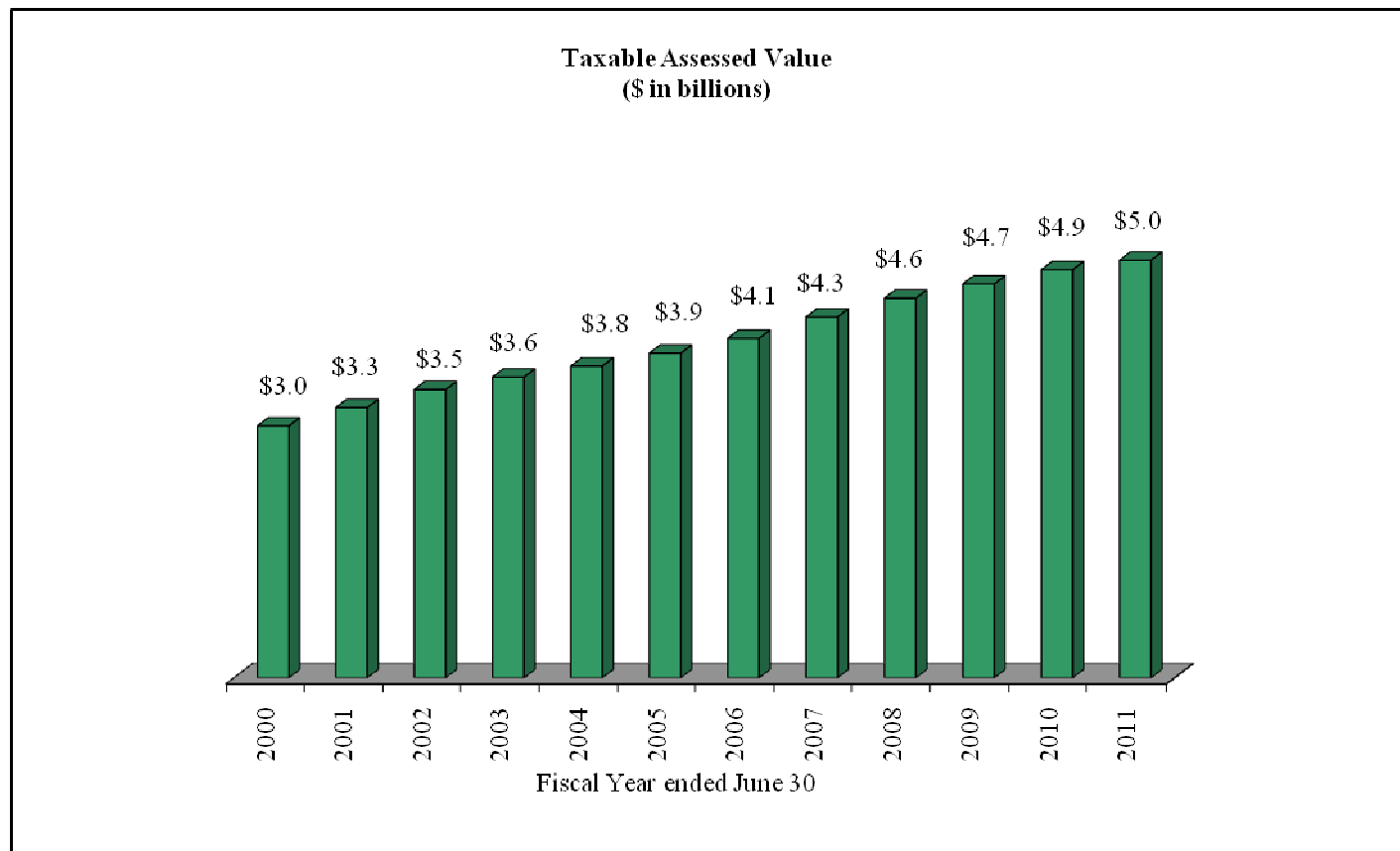
- Revenues flat the last two years after significant growth in the prior five years
- Conservative approach to financial operations: GF fund balance grew from \$7.9 million at end of FY 2003 to \$10.8 million at end of FY 2008
- In the last two years the City has purposely used fund balance to help reduce cuts to City services
- Targeted cuts in personnel and materials and services made in FY 2010
- Service levels balanced against available resources for FY 2012 budget

Low Debt Levels

- Tigard has very low debt levels:
 - \$26 million of unlimited tax GO
 - \$8.3 million full faith & credit obligations paid from installment contracts, gas taxes or park SDCs

Taxable Assessed Value

- History of growing taxable assessed value; ratio of AV to RMV is 69 percent



Top Ten Taxpayers

2010-11 Major Taxpayers in the City

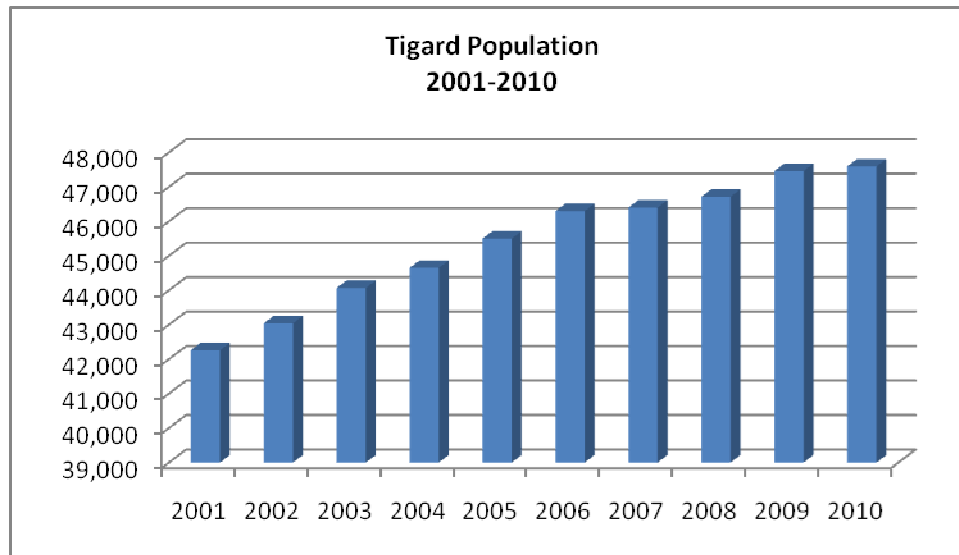
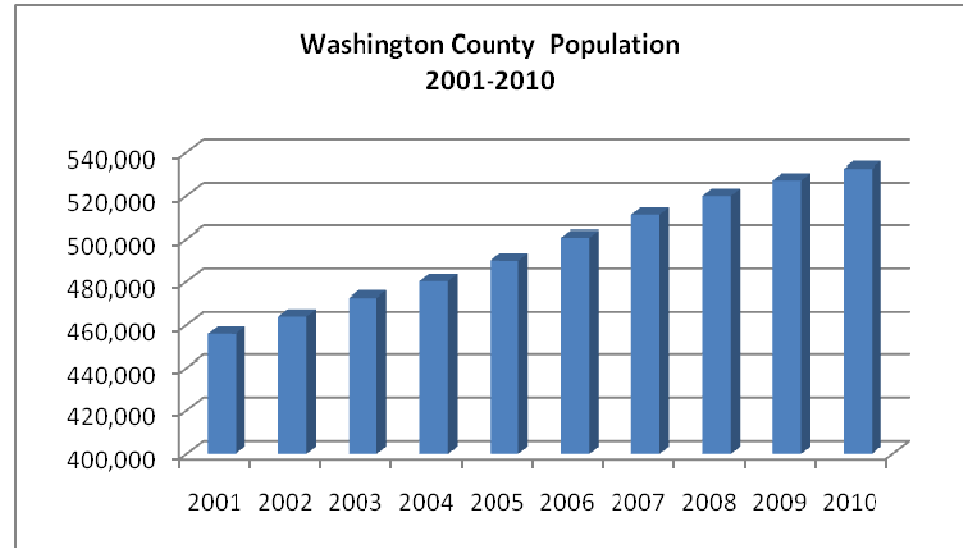
Taxpayer	Type of Business	Assessed Taxes	Assessed Value	Percent of City AV ¹
Pacific Realty Associates	Commercial properties	\$ 3,007,320	\$ 184,436,213	3.7%
PPR Washington Square LLC	Retail shopping mall	1,955,415	122,805,991	2.4
Lincoln Center LLC	Commercial properties	1,328,925	81,818,120	1.6
Frontier Communications	Telecommunications	882,802	58,229,000	1.2
Walton CWOR	Commercial properties	625,186	38,203,140	0.8
Portland General Electric	Electrical utility	487,878	32,348,717	0.6
Comcast Corporation	Telecommunications	422,161	28,124,200	0.6
NW Natural	Gas utility	405,089	26,811,900	0.5
Constance Robinson	Commercial properties	384,231	24,405,830	0.5
Macy's Department Stores Inc.	Retail department store	357,149	22,553,550	0.4
Total Top Ten Taxpayers		\$ 9,856,156	\$ 619,736,661	12.3%
Remaining City Taxpayers		\$3,515,697	\$4,408,935,066	87.7%
Total All Taxpayers		\$13,371,853	\$5,028,671,727	100.0%

1. Total 2010-11 Assessed Value for the City of Tigard is \$5,028,671,727.

Source: Washington County Assessor's Office.

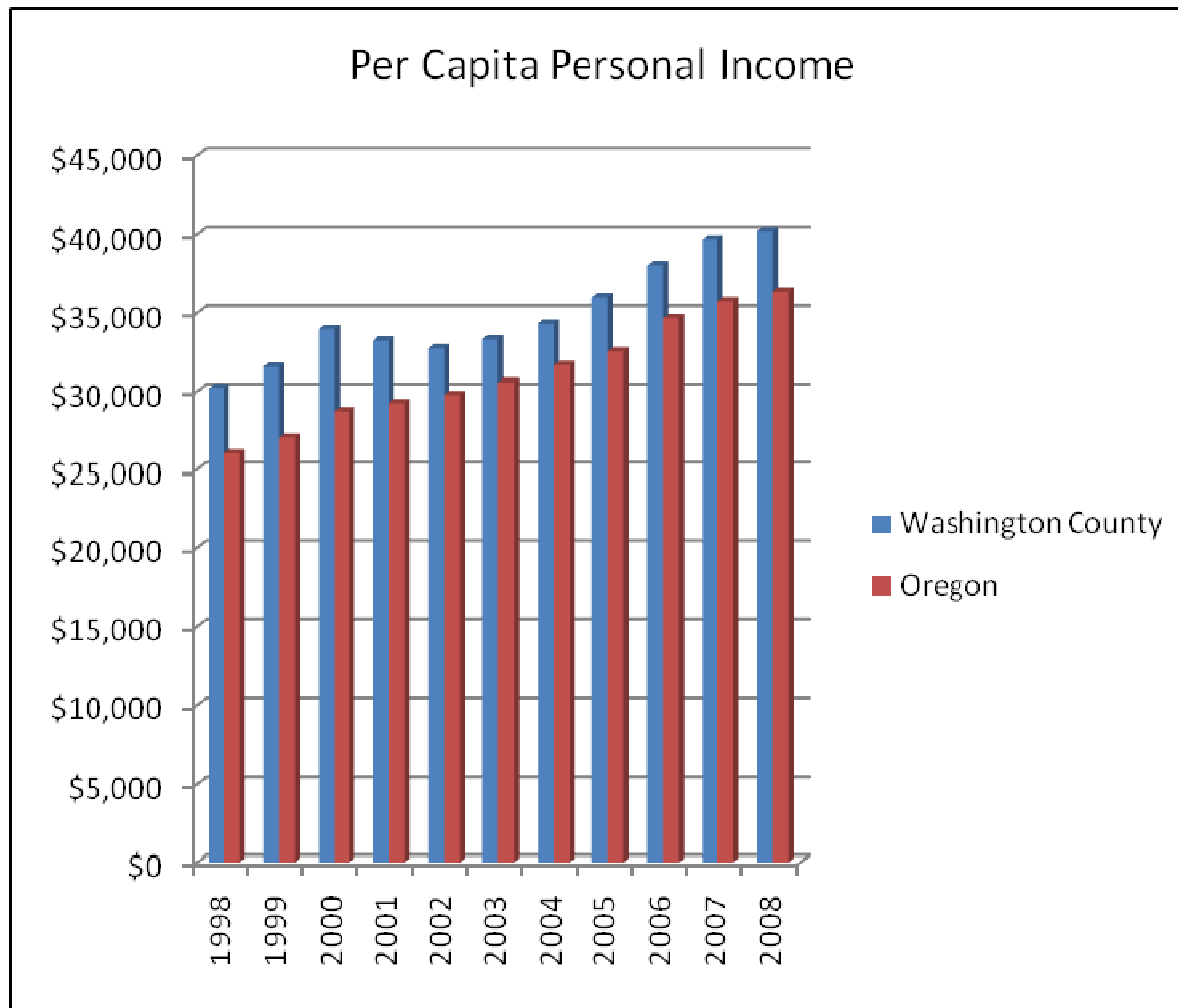
Population

Washington County's
population has
grown 16.9 percent
over the past ten
years



Tigard's population has
grown 12.6 percent
over the past ten years

High Income Levels



Per capita income in Washington County consistently exceeds that of the State

Water Supply System

Planned Capital Expenditures	
Description	Totals
Joint Water Supply Projects*	\$ 112,057,883
ASR Wells & Storage	10,245,063
Pump Stations	4,709,385
Pipelines	7,022,566
Other	17,836,466
Total	\$ 151,871,362
*Note: Joint Water Supply total does not include \$6 million already spent	

Projected Annual Program Costs	
FY	Totals
2011	\$ 9,911,141
2012	16,242,522
2013	23,865,900
2014	43,447,985
2015	304,490
2016	325,416
2017	49,066,585
2018	6,935,477
2019	862,835
2020	909,012
Total	\$ 151,871,363

Projected Bond Issues		
FY	Type	Long-Term Financing (millions)
2011	Revenue Bonds	44.15
2012	Revenue Bonds	40.00
2017	Revenue Bonds	41.34
	Total	\$ 124.49

Total Projected Annual Rate Adjustments			
FY	Rate Change	FY	Rate Change
2011	34.50%	2016	4.30%
2012	14.00%	2017	4.30%
2013	14.00%	2018	4.30%
2014	14.00%	2019	0.00%
2015	4.30%	2020	0.00%

The Bonds

- \$17 million GO Bonds, Series 2011A—new money
- Fixed-rate, 20-year, level debt service, tax-exempt
- Estimated tax rate: 29 cents per thousand AV (\$58 annual tax on average AV \$200,000)
- \$9 million GO Refunding Bonds, Series 2011B (refund GO Series 2002), proportional savings
- Security: Pledge of city's full faith and credit including all legally available revenues and an unlimited direct ad valorem

Schedule

■	January 7	Rating Presentation
■	January 13	Receive Rating
■	January 14	Distribute POS
■	January 25	Bid Opening
■	February 3	Closing

Summary

- Stable and growing tax base
- Conservative financial management and multi-year planning
- Low debt levels
- High income levels
- City fully participates in the economy of the greater Portland metro area